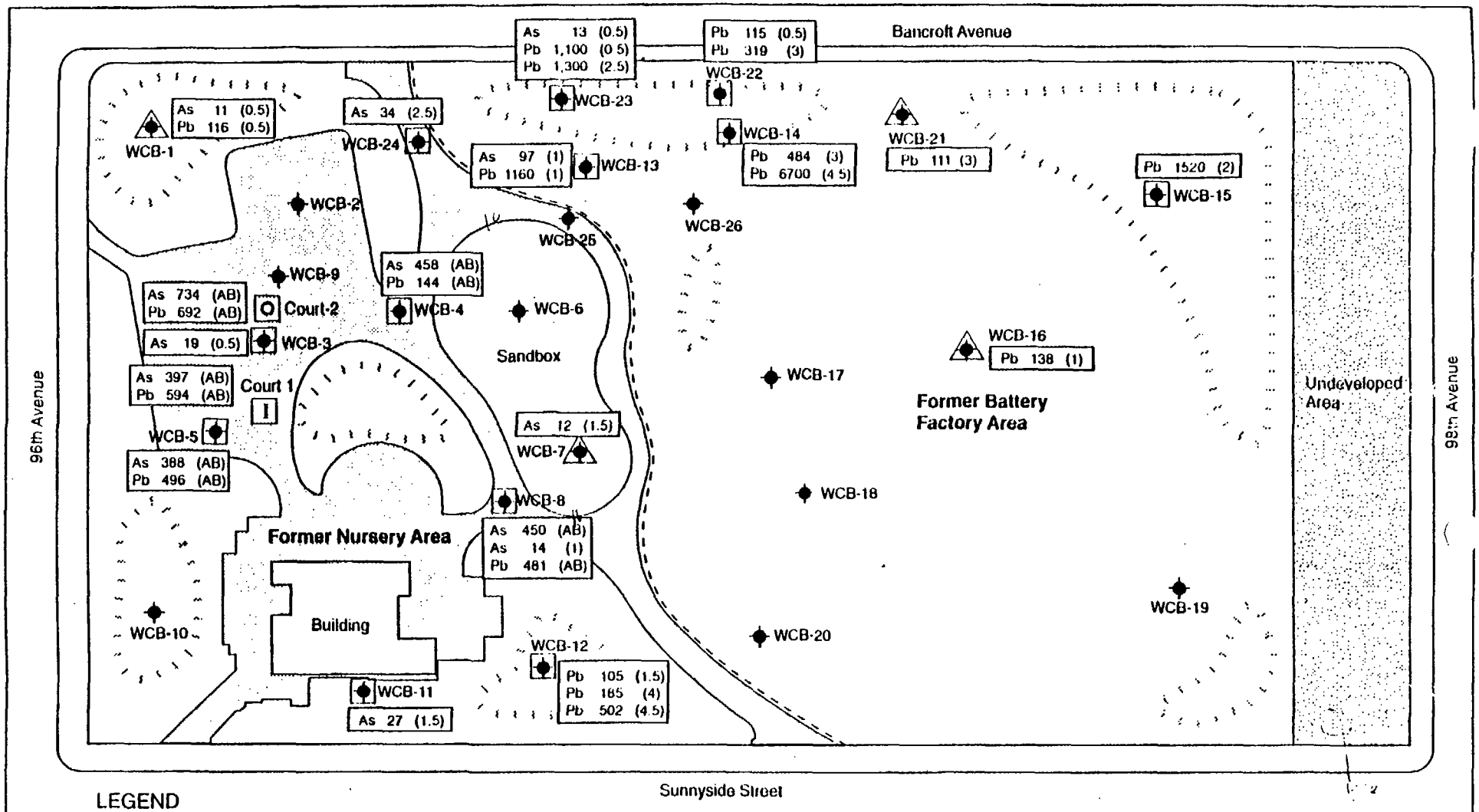
BACKGROUND

Verdese Carter Park is an approximately 3 acre park located in Oakland between 98th and 96th Avenues, and Bankcroft and Sunnyside Street. A wet cell battery factory occupied the southern half of the park from approximately 1912 until it was demolished in 1977. Operations at the battery factory ceased in the 1973 to 1975 time frame. The northern half of the site was occupied by a greenhouse/nursery from around 1912 to the late 60's or early 70's. The City of Oakland acquired the nursery and battery factory properties in approximately 1975 and converted the site to a park in 1978. The park conversion included the removal of "several thousand cubic yards of lead contaminated soil from the site" and backfilling with 18 inches of clean fill. Also, landscaped knolls were created by onsite cutting and filling.

In March of 1993, citizens observed a yellow-white precipitate "oozing" up through cracks in the basketball court and on the knolls. The park is located directly adjacent to an Elementary School and was reportedly used as a playground for the children during school hours. The City of Oakland has placed a fence around the perimeter of the park (the fence was knocked down on 9/22) and Woodward-Clyde has conducted an evaluation of the site. The maximum surface soil concentrations are listed below.

Parameter	Maximum Surficial Concentration (total)	[1]EPA Preliminary Remediation Goal	[2]Health Based Guidance Level for Soil Ingestion	[3]Total Threshold Limit Concentration
Lead	1,100 ppm (6700 at 4.5 ft)	500 ppm	84 ppm	1000 ppm
Arsenic	734 ppm	0.97 ppm	540 ppm (inorganic)	500 ppm
Zinc	8380 ppm	23,000 ppm	23,000 ppm	5000 ppm

[1] EPA PRGs 8/93 - Residential Application
[2] Arizona Health Based Guidance Levels for Soil Ingestion 6/92
[3] California Title 22 or TTLC Metal Scan
ppm - parts per million



LEGEND

- Grassy areas unless otherwise noted
- Paved areas
- Knoll
- WCB-12 — Approximate location of soil boring
- I — Discrete grab sample location
- O — Composite grab sample from more than one location
- △ — Maximum concentrations elevated (As >10mg/Kg, Pb ≥ 100mg/Kg) but less than anticipated clean up criteria (As<20mg/Kg, Pb <200mg/Kg)
- □ — Maximum concentrations greater than anticipated clean up criteria (As≥20mg/Kg, Pb≥200mg/Kg)

Pb 1520 (2)
Analyte
Concentration in mg/Kg
Depth in feet
AB denotes aggregate base material
PPT denotes precipitate material

0 60
feet

Project No. 93C0243A	Verdese Carter Park Oakland, California	SUMMARY OF ELEVATED SOIL ARSENIC AND LEAD CONCENTRATIONS	Figure 3
Woodward-Clyde Consultants			

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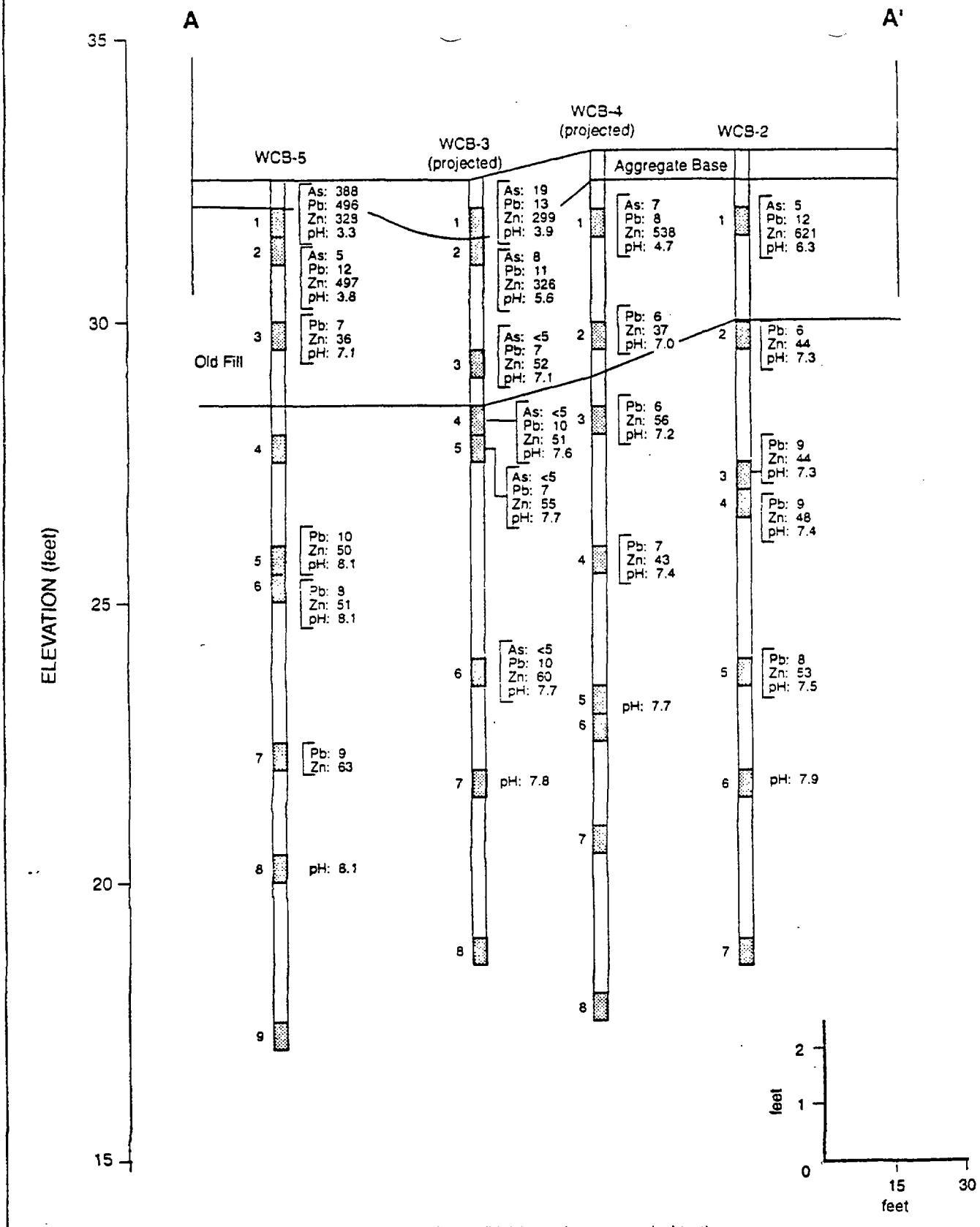

Note: Concentrations (in mg/Kg) have been rounded to the nearest whole number and pH to one decimal place.

Vertical Scale: 1" = 2.5 ft
Horizontal Scale: 1" = 30 ft

Project No. 93C0243A	Verdese Carter Park Oakland, California	CROSS-SECTION A–A'	Figure 6
Woodward-Clyde Consultants			

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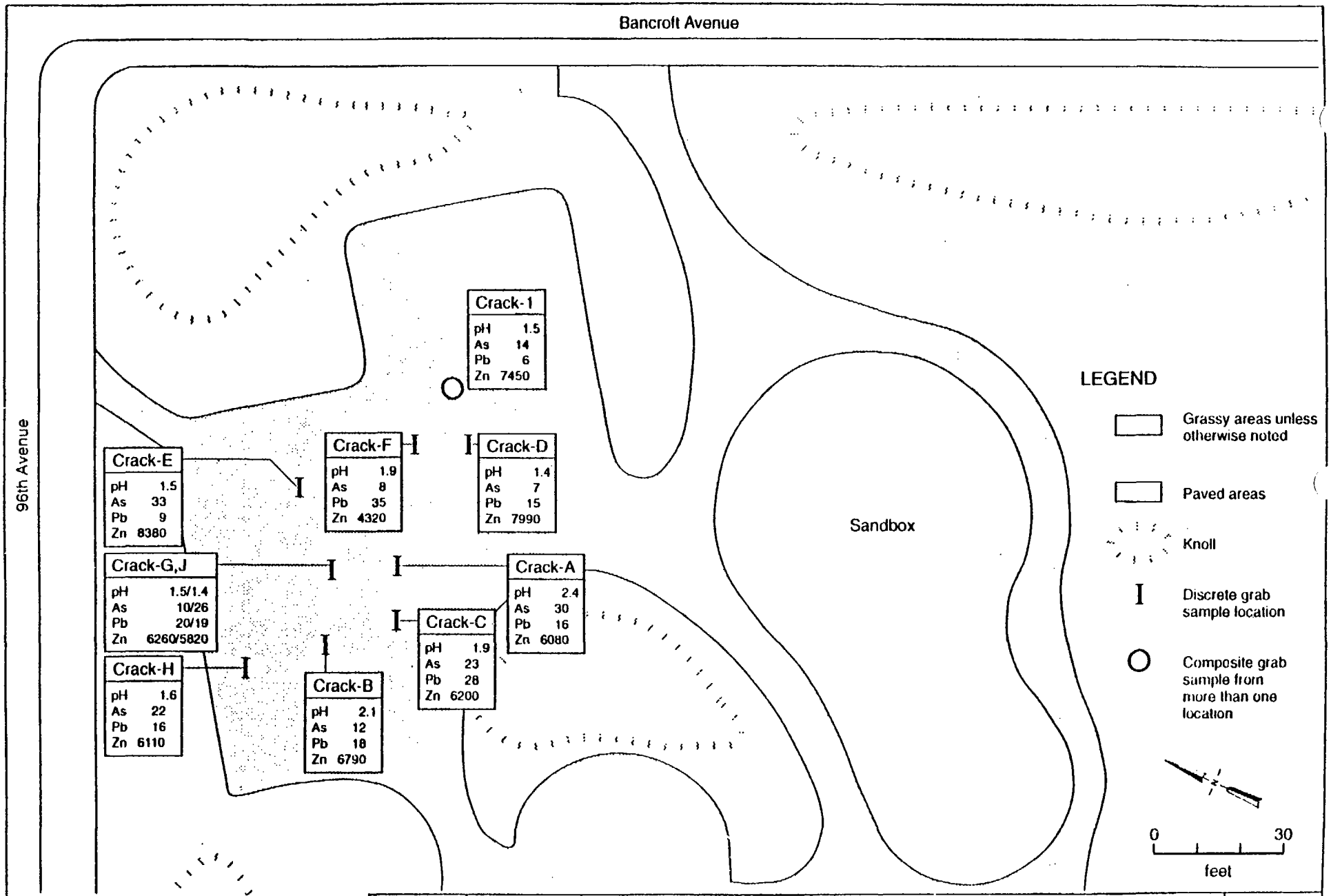

Project No. 93C0243A	Verdese Carter Park Oakland, California	SUMMARY OF PRECIPITATE pH, ARSENIC, LEAD, AND ZINC CONCENTRATIONS (mg/kg)	Figure 4
Woodward-Clyde Consultants			

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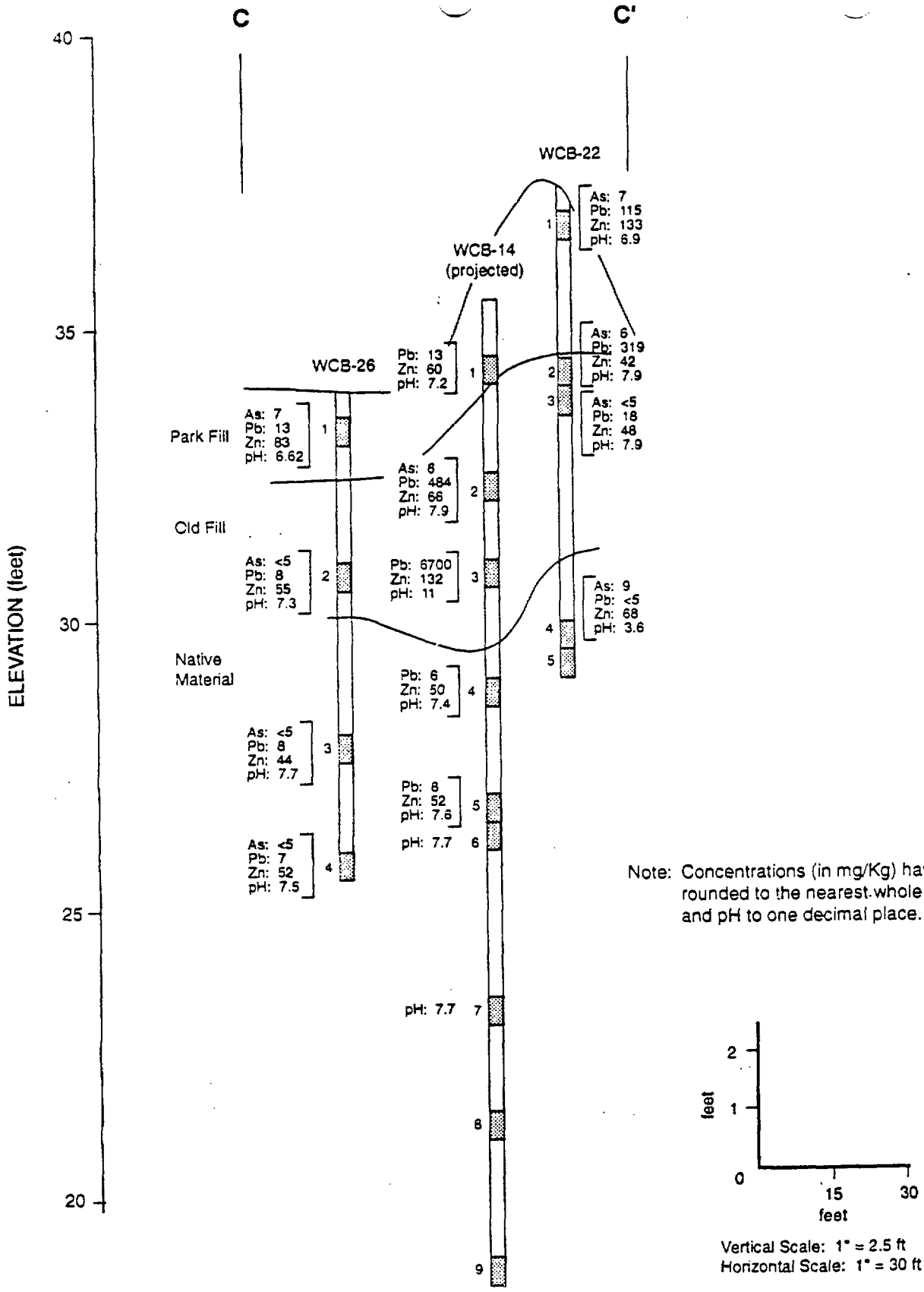

Note: Concentrations (in mg/Kg) have been rounded to the nearest whole number and pH to one decimal place.

Vertical Scale: 1" = 2.5 ft
Horizontal Scale: 1" = 30 ft

Project No. 93C0243A	Verdese Carter Park Oakland, California	CROSS-SECTION C–C'	Figure 8
Woodward-Clyde Consultants			

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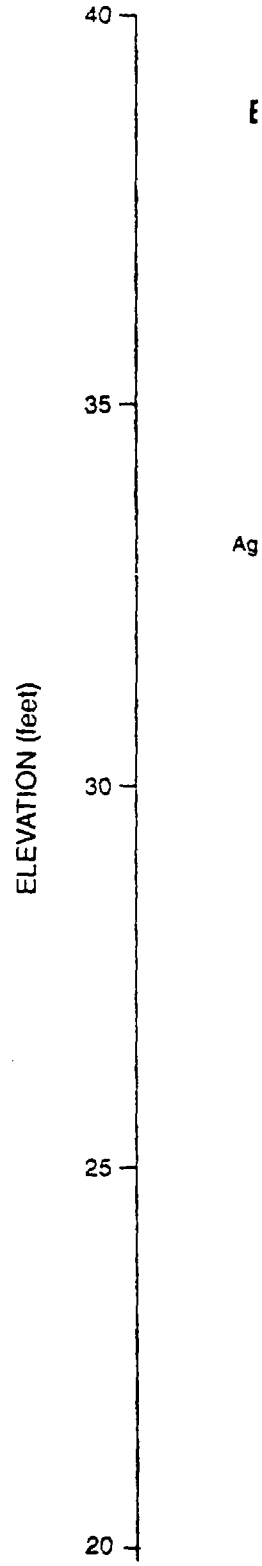
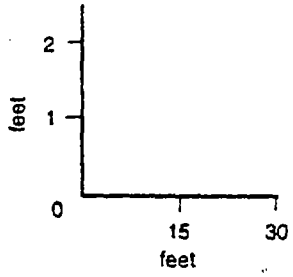


Note: Concentrations (in mg/Kg) have been rounded to the nearest whole number and pH to one decimal place.



Vertical Scale: 1" = 2.5 ft
Horizontal Scale: 1" = 30 ft

CROSS-SECTION B–B'

Figure 7

93C0243A-3000/072093